

OFFICE SUITE TO LET

Upper Floors, 85 Whiteladies Road, Clifton, Bristol, BS8 2NT



- An attractive, self contained office suite providing well proportioned rooms with kitchenette facilities
- Approximate NIA of 1,325 sq ft (123 sq m)
- Up to 5 car parking spaces could be made available by separate negotiation
- New lease available
- Fixed service charge



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is situated on Whiteladies Road, within walking distance of Clifton Village and within a mile of Bristol City Centre and close to bus stops and Clifton Down rail station. Whiteladies Road is the main thoroughfare through Clifton and is home to a wide variety of retail outlets and restaurants. Clifton is one of Bristol's most popular office locations, offering ease of access to Bristol City Centre, yet retaining a pleasant working environment.

DESCRIPTION

The office is self contained with large entrance hall (with space for bike storage) with the office accommodation being located on the first and second floors of the building. The space is fitted out with LED lighting, carpet flooring and has two tea-points on each floor and WC facilities. Up to 5 car parking spaces are available by separate negotiation.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,324.6 sq ft (123.06 sq m).

TENURE

The suite is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A fixed service charge is also payable which includes external repairs and building insurance.

RENT

£19.50 psf pax.

CAR PARKING

Up to 5 car parking spaces could be made available by way of a separate license at an annual charge of £1,500 per space pa. The car parking spaces are located on Oakfield Road, a few minutes walk away from the property.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the office accommodation has the following designation:

Rateable Value:	£15,250
Rates Payable (2024/2025):	£7,609.75

VAT

We have been advised that the property is not elected for VAT.

EPC

Rating C (59)

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

October 2024



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